093.0	0005	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	700,000 / 700,000
					USE VALUE:	700,000 / 700,000
					ASSESSED:	700,000 / 700,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
116		RONALD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HEALEY JOHN F III/TR	
Owner 2:	HEALEY 116 RONALD ROAD REALTY	
Owner 3:	TRUST	
Street 1:	116 RONALD ROAD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	HEALEY JOHN F III -
Owner 2:	-
Street 1:	116 RONALD ROAD
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

Cntry:

NARRATIVE DESCRIPTION

This parcel contains 5,400 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1965, having primarily Clapboard Exterior and 1988 Square Feet, with 1 Unit, 0 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5400.000	292,600		407,400	700,000
Total Card	0.124	292,600		407,400	700,000
Total Parcel	0.124	292,600		407,400	700,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 352.11 | /Parcel: 352.1

Legal Description

User Acct 60702

GIS Ref

GIS Ref

Insp Date 08/20/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 093.0-0005-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	292,600	0	5,400.	407,400	700,000	700,000	Year End Roll	12/18/2019
2019	101	FV	231,100	0	5,400.	413,200	644,300	644,300	Year End Roll	1/3/2019
2018	101	FV	229,000	0	5,400.	308,500	537,500	537,500	Year End Roll	12/20/2017
2017	101	FV	229,000	0	5,400.	279,400	508,400	508,400	Year End Roll	1/3/2017
2016	101	FV	229,000	0	5,400.	267,700	496,700	496,700	Year End	1/4/2016
2015	101	FV	224,100	0	5,400.	227,000	451,100	451,100	Year End Roll	12/11/2014
2014	101	FV	224,100	0	5,400.	215,300	439,400	439,400	Year End Roll	12/16/2013
2013	101	FV	224,100	0	5,400.	204,900	429,000	429,000		12/13/2012

!7644!

PRINT

Date	Time
12/10/20	22:15:40

LAST REV

Date	Time
09/21/18	09:53:28

apro

PAT ACCT. 7644

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HEALEY JOHN F I	64762-302		1/6/2015	Convenience	1	No	No		
HEALEY JOHN F I	64686-516		12/19/2014	Convenience	1	No	No		
HEALEY JOHN F I	61944-123		6/4/2013	Convenience	1	No	No		
HEALEY MANUELA	61912-323		5/31/2013	Family	300,000	No	No		
HEALEY JOHN F J	33045-94		6/12/2001	Family	1	No	No		John F Healey Jr dod 7/23/09
	13511-352		8/1/1978		56,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/20/2018	Meas/Inspect	BS	Barbara S
4/1/2009	Measured	197	PATRIOT
3/10/2000	Inspected	264	PATRIOT
1/28/2000	Measured	263	PATRIOT
8/5/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	60702
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5400		Sq. Ft.	Site		0	70.	1.08	5									407,401						407,400	

Total AC/HA: 0.12397 | Total SF/SM: 5400 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 407,401 | Spl Credit | Total: 407,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1965	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	6 - Ceramic Tile	15	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	1.00300002
Adj $ / SQ:	182.797
Other Features:	76000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	397577
Depreciation:	104960
Depreciated Total:	292617

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:		HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

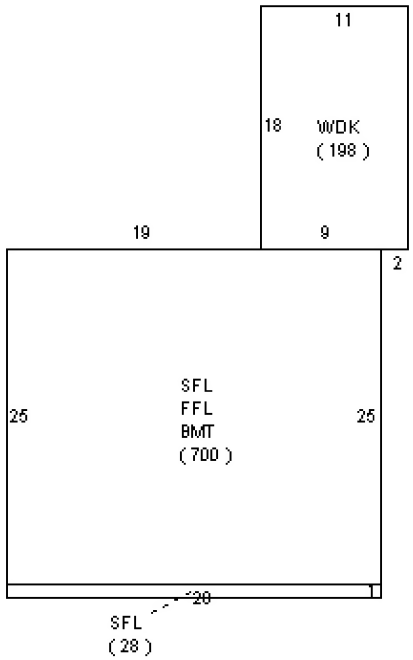
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	182.80
Special Features:	0	Val/Su Net:	125.80
Final Total:	292600	Val/Su SzAd	204.90

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	728	182.800	133,076
BMT	Basement	700	83.360	58,349
FFL	First Floor	700	182.800	127,958
WDK	Deck	198	11.080	2,195

Net Sketched Area:	2,326			Total:	321,578
Size Ad	1428	Gross Are	2326	FinArea	1988

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	80	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 093.0-0005-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X15	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	